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BK 586 PG 332 SS
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK



Prepared By & Return To:
SMITH, PHILLIPS, MITCHELL,
SCOTT & NOWAK, LLP
2545 Caffey Street
P.O. Box 346
Hernando, MS 38632
662-429-5041

POPLAR EXCHANGE PROPERTIES, LLC

GRANTOR

to

WARRANTY DEED

**HOWARD ELWYN BLEDSOE LIVING
TRUST, HOWARD ELWYN BLEDSOE and
ANNA LOIS BLEDSOE, TRUSTEES and
ANNA LOIS BLEDSOE LIVING TRUST,
HOWARD ELWYN BLEDSOE and ANNA
LOIS BLEDSOE, TRUSTEES**

GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **POPLAR EXCHANGE PROPERTIES, LLC**, does hereby grant, bargain, sell, convey and warrant, unto, **HOWARD ELWYN BLEDSOE LIVING TRUST, HOWARD ELWYN BLEDSOE and ANNA LOIS BLEDSOE, TRUSTEES, and ANNA LOIS BLEDSOE LIVING TRUST, HOWARD ELWYN BLEDSOE and ANNA LOIS BLEDSOE, TRUSTEES**, as tenants in common, the following described property located and situated in DeSoto County, Mississippi, and more particularly described as follows:

Approximately 30.20 acres, more or less located in the Northeast and Northwest Quarters of Section 27, Township 2 South, Range 8 West, DeSoto County, Mississippi and being more particularly described as follows:

Beginning at the Northwest corner of Section 27, Township 2 South, Range 8 West, DeSoto County, Mississippi; thence East along the centerline of Nesbit Road 2400.73 feet to a point; thence South 40.00 feet to a 1/2" iron pin, said point being the true POINT OF BEGINNING; thence South 18 degrees 17'10" West a distance of 482.05 feet to a point; thence South 46

degrees 34'02" West a distance of 307.44 feet to a point; thence South 20 degrees 32'10" West a distance of 140.29 feet to a point; thence South 05 degrees 00' 28" East a distance of 398.26 feet to a point; thence North 84 degrees 28'27" East a distance of 1235.34 feet to a point; thence North 06 degrees 00'28" West a distance of 525.02 feet to a point; thence South 84 degrees 28'27" West a distance of 888.06 feet to a point; thence North 05 degrees 00'28" West a distance of 167.98 feet to a point; thence North 18 degrees 17'10" East a distance of 502.00 feet to a point; thence South 86 degrees 32'08" West a distance of 53.83 feet to the Point of Beginning, and containing 16.0709 acres, more or less.

AND

Beginning at the Northwest corner of Section 27, Township 2 South, Range 8 West, DeSoto County, Mississippi; thence East along the centerline of Nesbit Road 2346.58 feet to a point; thence South 40.00 feet to a ½" iron pin, said point being the true POINT OF BEGINNING; thence South 19 degrees 07'05" West 461.21 feet to a ½" iron pin; thence South 56 degrees 34'53" West 114.68 feet to a ½" iron pin; thence South 41 degrees 14' 09" West 122.63 feet to a steel fence post; thence South 84 degrees 31'48" West 199.89 feet to a steel fence post; thence South 05 degrees 00'28" East 949.50 feet to a point; thence North 84 degrees 28'27" East 1375.34 feet to a point; thence North 05 degrees 00'28" West 350.01 feet to a point; thence South 84 degrees 28'27" West 1235.34 feet to a point; thence North 05 degrees 00'28" West 398.26 feet; thence North 20 degrees 32'10" East 140.29 feet to a point; thence North 46 degree 34'02" East 307.44 feet to a point; thence North 18 degrees 17'10" East 482.05 feet to a point; thence South 86 degrees 32'08" West 54.15 feet to the Point of Beginning, and containing 14.13 acres, more or less.

INDEXING INSTRUCTIONS: Property located in the Northeast and Northwest Quarters of Section 27, Township 2 South, Range 8 West, DeSoto County, Mississippi.

This conveyance is made subject to all road rights of way, public utility easements, restrictive covenants, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi.

Possession is given with delivery of this deed.

WITNESS THE SIGNATURE OF Poplar Exchange Properties, LLC, this the 4th day of June, 2008.

POPLAR EXCHANGE PROPERTIES, LLC
Grantor


By: Rebecca A. Beard, Managing Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said County and State, on this the 4th day of June, 2008, within my jurisdiction, the within named Rebecca A. Beard, who acknowledged that she is Managing Member of Poplar Exchange Properties, LLC, a Mississippi Limited Liability Company, and that for and on behalf of the said Limited Liability Company, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said Limited Liability Company so to do.

Wanda B. Wimberly
NOTARY PUBLIC

(SEAL)

My Commission Expires: 9-5-2011

Grantor Address: 2018 McIngvale Road, Hernando, MS 38632
Wk: 662-429-4436 Hm: n/a

Grantee Address: 2655 Nesbit Road, Nesbit, MS 38651
Wk: n/a Hm: 901-853-7273

